

# **MINUTES**

## **City of Carrollton Mayor and Council Meeting**

**August 27, 2008**  
**6:00 p.m.**

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Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia

### **I. CALL TO ORDER**

The Mayor and City Council met in special called session on Wednesday, August 27, 2008 at 6:00 p.m. in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Garner called the meeting to order at 6:00 p.m. Members present: Councilmember Peter Balega, Councilmember Gerald Byrd, Councilmember Rusty Gray and Councilmember Mandy Maierhofer.

**At this time, Mayor Garner announced that Agenda Item no. 2 had been withdrawn at the request of the petitioner and will be presented at a future meeting.**

### **II. INVOCATION**

Councilmember Byrd offered the invocation.

### **III. CITIZEN COMMENTS**

Mr. Tom Carrere thanked the Mayor and Council and complimented them and everyone involved in the construction of the downtown parking deck. Mr. Carrere advised that the parking deck resonates that Carrollton is special and everyone who sees it will have positive thoughts of our community. Mayor Garner advised that the project was made possible by SPLOST funding.

### **IV. MINUTES (August 4, 2008)**

**Motion by Councilmember Byrd, seconded by Councilmember Gray to approve the Minutes of the August 4, 2008 meeting of the Mayor and Council. Motion passed, (5 – 0).**

### **V. ITEMS OF DISCUSSION**

#### **1. Rezoning Request: Rezone from R-20 (Single Family Residential)**

**to O-I (Office Institutional)**

**Property Location: 601 Rome Street**

**Petitioner: Robert Young**

Mayor Garner explained the procedures for the public hearing.

A public hearing was held to receive citizen input on a request from petitioner Robert Young to rezone property located at 601 Rome Street from R-20 (Single Family Residential) to O-I (Office Institutional). PZA Griffin reported that the Planning Commission had recommended denial of the request to rezone the 0.41-acre tract located at 601 Rome Street from R-20 (Single Family Residential) to O-I (Office-Institutional) for the purpose of renovating and facilitating an office-type use for the petitioner. At this time, Mayor Garner opened the public hearing to receive citizen input. Those speaking in favor: Robert Young, petitioner, gave a brief presentation to the

Mayor and Council regarding the rezoning request. Mr. Young advised that he had purchased the property with plans to turn the house into a real estate office. He advised that renovations and repairs needed to restore the property would cost several hundred thousand dollars. Those speaking opposed: Mr. Christopher Huff of 118 Rhudy Street spoke in opposition to the rezoning request. Mr. Huff advised that he feels that the property is in good condition and would like for the zoning to remain residential. He noted that he believes that the residential neighborhood is currently a good, safe neighborhood and it is his opinion that adding another commercial property would sway the neighborhood from residential to commercial. At this time, Mr. Huff read the City's zoning standards and advised that he had a petition signed by fifteen (15) residents opposed to the rezoning and expressed concerns that if the rezoning is approved, it will have an adverse effect on property values in the neighborhood. Ms. Margaret Mitchell of 605 Rome Street spoke opposed to the rezoning request. Ms. Mitchell advised that the block is currently a residential block and she is concerned that if the rezoning is approved, it would establish a precedent. Ms. Sara Huff of 118 Rudy Street spoke in opposition to the rezoning request. Ms. Huff advised that she purchased her home based on land use and future land use and noted that the City should uphold and protect its citizens. Ms. Edna Allen, speaking on behalf of her sister (Ms. Grace Redding of 114 Rhudy Street) advised that she and Ms. Redding were opposed to the rezoning request. Ms. Allen read a letter written by Ms. Redding requesting that the zoning remain unchanged. **Motion by Mayor Garner, seconded by Councilmember Maierhofer to approve rezoning of property located at 601 Rome Street from R-20 (Single Family Residential) to O-I (Office Institutional). Motion failed (2-5) with Councilmembers Balega, Byrd and Gray voting opposed. At this time Mayor Garner asked members of Council to reconsider their vote and table the issue for a future meeting in order for the developer and residents to meet and discuss the matter further. Motion by Mayor Garner to table the Council's decision to a future meeting. (Motion failed due to lack of a second).**

2. **Rezoning Amendment: Planned Development and Special Exception  
to allow for a 164-Unit Apartment Development  
Property Location: 1001 Lovvorn Road  
Petitioner: Henry Morton on behalf of Campus Suites, LLC**

**At the request of the petitioner, this item was tabled and will be presented at a future meeting.**

3. **Rezoning Request: Rezone from R-M (Residential Multi-Family)  
to O-I (Office-Institutional)  
Property Location: 315 College Street  
Petitioner: David & Dan Harwell**

A public hearing was held to receive citizen input on a request from petitioners David & Dan Harwell to rezone property located at 315 College Street from R-M (Residential Multi-Family) to O-I (Office-Institutional) for the purpose of renovating and facilitating an office type use. PZA Griffin reported that the Planning Commission had recommended approval of the request to rezone the 0.326-acre tract located 315 College Street for the purpose of renovating and facilitating an office-type use for the petitioner. At this time, Mayor Garner opened the public hearing to receive citizen input. Those speaking in favor: Mr. David Harwell. Those speaking opposed: None.

**Motion by Councilmember Gray, seconded by Councilmember Byrd to approve rezoning of property located at 315 College Street from R-M (Residential Multi-Family) to O-I (Office Institutional) for the purpose of renovating and facilitating an office type use. Motion passed 3 – 2 with Mayor Garner and Councilmember Balega voting opposed.**

4. **Georgia Association of Water Professionals - Gold Awards**

(Water and Wastewater Plants)

**Mayor Garner advised that the Georgia Association of Water Professionals - Gold Award would be presented at a future meeting.**

5. **Resolution 16-2008: Fire Station Drive**

City Manager Coleman presented to the Mayor and Council for their consideration Resolution 16-2008 to rename Airport Road to Fire Station Drive. **Motion by Councilmember Byrd, seconded by Councilmember Maierhofer to approve Resolution 16-2008 to rename Airport Road to Fire Station Drive. Motion passed 5 – 0.**

**VI. MAYOR AND COUNCIL ANNOUNCEMENTS**

Councilmember Balega discussed the Birkdale Blvd. sidewalk issue and discussed the possibility of implementing speed tables as a possible solution to speeding problems. Councilmember Balega also inquired as to a meeting to discuss SPLOST in order to evaluate change orders for recent projects.

Mayor Garner advised that he would like to come up with a more reasonable solution to the sidewalk matter.

**VII. CITY MANAGER ANNOUNCEMENTS**

City Manager Coleman introduced Ms. Jessica Reynolds, the new Main Street Director.

**VIII. ADJOURN**

There being no further business to address, the meeting adjourned at 7:16 p.m.